

**COLUMBUS BOARD OF ZONING APPEALS  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

The Columbus Board of Zoning Appeals met October 23, 2007 at 6:30 p.m. in the Council Chambers, second floor of City Hall, 123 Washington Street, Columbus, Indiana for its monthly meeting.

**Members:**        **Mary Ferdon, Chairperson, Jeff Sharp, Eric Frey and Dave Bonnell.**

**Staff Present:**   **Laura Thayer, Assistant Planning Director;  
Rae-Leigh Stark and Emilie Pannel, Associate Planners,  
Alan Whitted City Attorney, Stephanie Carr, Code  
Enforcement.**

**PUBLIC MEETING**

Mary Ferdon, Chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, Administered the oath to all in attendance that would be speaking.

**DOCKET C/CU-07-01: SUNHAM HOME FASHIONS LLC**

Sunham Home Fashions LLC is a request for conditional use approval of retail sales directly related to an industrial use in the 1-2 (Medium Industrial) district. The property is located at 4635 Suite B Progress Drive in the City of Columbus.

Ms. Stark read the background and the provisional findings of fact into the record. There was a visual presentation.

Ronald Hensley stated his name for the record. He said that the retail business would only be opened on Friday, Saturday and Sunday and the business hours were on Monday thru Thursday.

The public hearing was opened. There being no one to speak, the meeting was closed to the public.

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Jeff Sharp made a motion to approve **C/CU-07-01** for 1200 sq. ft. Applicant must come back in one year and the retail and office uses are to run at separate hours. The applicant can only replace the existing sign with the same size.

Eric Frey seconded the motion, motion passed 4-0.

**DOCKET C/DS-07-08: DAVID AND DEBRA NESS**

David and Debra Ness are requesting a developmental standards variance from Section 17.42.020 of the Zoning Ordinance to extend a front porch by 3 feet, thereby increasing to approximately 12 feet the encroachment of a house in the required front setback, which is 65 feet from the centerline of a collector street. The property is located at 8008 West County Road 300 South in Harrison Township.

Rae-Leigh Stark read the back ground along with the findings of fact into the record. She presented a visual presentation.

David Ness stated his name and address into the record.

Mr. Ness explained that he wanted to improve his home that was built in 1935 and that it would only benefit the property. He also stated it would still be a safe distance off the roadway.

The meeting as opened to the public.

Neighbor Don Spurgeon was in favor of the petition.

The meeting was closed to the public.

Dave Bonnell moved to approve **C/DS-07-08** based on the findings of fact to allow for a porch extension of 3 feet, thereby increasing the encroachment to approximately 12 feet in the required front setback.

Jeff Sharp seconded the motion. Motion passed 4-0.

**C/CU-07-02: ERIC SIMO**

Eric Simo is a request for conditional use approval of a garden center as a home business in the AG (Agriculture) district. The property is located at 532 North County Club Road in Harrison Township.

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Laura Thayer read the provisional findings of fact into the record and a visual presentation was made.

Mr. Simo stated his name and address and presented his case.

Mr. Simo said that he intended for the access to the property to off State Road 46 and exit on to Country Club Road.

Steve Rucker, Assistant City Engineer and Danny Hollander of the Bartholomew County Highway Department both submitted letters that stated that access directly to County Club Road is restricted on the plat and INDOT officials have indicated that the existing driveway on 46 will be closing in 2010.

The meeting was open to the public.

Charles Hainz was opposed to the petition.

The meeting was closed to the public.

There was a brief discussion of safety issues.

Eric Frey moved to deny **C/CU-07-02** due to safety discussion and to accept the provisional findings of fact. Seconded by Jeff Sharp. Motion carried 4-0.

**C/CU-07-03: PERR INVESTMENT**

Perr Investment is a request for a conditional use approval of off site parking at 1142-1214 Jackson Street for the building at 1220 Washington Street. Both properties are zoned B-5 (General Business) and are located in the City of Columbus.

Laura Thayer read the background along with the findings of fact. Slides of the property were presented.

Mark Daugherty and Debb Perr stated their names and presented their case.

The meeting was opened to the public.

Since there was no public comment the meeting was closed the public.

Dave Bonnell moved to approve **C/CU-07-03** along with the provisional findings of fact as presented by staff, seconded by Jeff Sharp. Motion was approved 4-0

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**FINDINGS OF FACT**

The following findings of fact were presented to the Board for consideration:

**C/DS-07-05: PERR INVESTMENTS**

Dave Bonnell made a motion to approve **C/DS-07-05**, seconded by Jeff Sharp.

**APPROVAL OF MINUTES**

Upon a motion made by Dave Bonnell and second by Jeff Sharp the minutes of the August 28, 2007 meeting were approved unanimously.

**ELECTION OF SECRETARY**

Jeff Sharp moved to elect Dave Bonnell as secretary, seconded by Eric Frey.  
Motion passed 4-0.

There being no further business the meeting was adjourned.

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Mary Ferdon, Chair

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Dave Bonnell, Secretary